

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

MAY 7, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, May 7, 1992 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:15 P.M. by Secretary Denis Johnson.

**MEMBERS PRESENT:** R. Franckowiak, D. Johnson, J. Lakos, J. Puis, J. Schimke

**MEMBERS ABSENT:** R. Bruchan, A. Slawinski, K. Thompson, R. Yoder

**OTHERS PRESENT:** Jon Rose (City Code Administrator), Jeremy Conaway

**PUBLIC HEARING:** None

### SITE PLAN REVIEWS:

#### PROPOSED CELLULAR TELEPHONE FACILITIES AT C-TEC TOWER SITE-

Jeremy Conaway, representing Universal Cellucel, made a presentation to the commission on a proposed structure at the C-tec tower site to house a new cellular telephone facility for the area. It was noted that C-tec operation is an existing, nonconforming use, and as such they are permitted to increase the size of the non-conformity by no more than 50 %. The proposed structure, which would be 12 x 24 feet (288 sq feet), would, in combination with other changes on the site since ordinance adoption, come within 35 sq. feet of total maximum allowed under the ordinance. Rose indicated that there are no other issues of concern on the proposed project. It was moved by Lakos, supported by Schimke, to approve the site plan as submitted. MOTION CARRIED.

### QUESTIONS & CONCERNS:

### CONSIDERATION OF MATTERS:

#### SCHRADER VACATING REQUEST-

Johnson read a letter from Gary Schrader requesting the vacating of a portion of Lakeview and Second Avenues, lying adjacent to Lot 63 of the Lake Michigan Heights Subdivision. A letter was also read from the City Manager concerning the matter, which included ongoing legal actions and legal access. Rose also indicated that by vacating streets as requested, we would be creating a lot in possible violation of the zoning ordinance, as the parcel would not have the required 100' of street frontage as required by ordinance. In as much as Mr. Schrader was not present at the meeting and could not be reached to determine if he planned to attend, it was moved by Schimke, supported by Lakos, to table the matter until the next regular meeting. MOTION CARRIED.

### MINUTES

Johnson noted that during the minutes preparation, Puis and Schimke were both listed as present and absent at the meeting, when they were both absent. It moved by Lakos, supported by Puis, that the minutes of the meeting of April 2nd be approved, subject to the noted corrections. MOTION CARRIED.

### MASTER PLAN AMENDMENTS

Tabled.

### SIGN ORDINANCE

A brief report was given by Rose on the current status of the ordinance.

#### CITY UPDATE

Picardat reported on:

1. Riverwalk West- The project has been trimmed from \$800,000 to \$500,000 by deleting the lighting, using concrete where ever possible, removing stairway accesses, but leaving handicapped ramps, deleting parking lots, benches, fishing platforms and gazebos.
2. Maple Street Bridge- Bids are out on the project, with a possible decision next week.
3. Riverbank Erosion- Word is expected during the week of May 10th from the Corps of Engineers in regards to the riverbank erosion between the two bridges.

#### D.D.A.

Picardat reported on:

1. Public Restrooms- Merchants Association is doing a study on the needs downtown and what's available.
2. Market Analysis- They have selected the contractor. However they will initially contracted to do just the survey. After that information is in, they will decide whether to have them do the analysis or not.
3. DDA Parking Lot- The new parking lot has been paved, but still requires to be painted and parking stops installed.

#### HISTORIC OVERLAY ORDINANCE

Rose reported that the DDA is forwarding to the Planning Commission the whole Historic Overlay package, along with his and Schindler's critiques, for the Commission to review, collate and prepare a final document before forwarding to the City Council. It was moved by Franckowiak, supported by Lakos, to table the matter until the next regular meeting.

#### ZONING BOARD OF APPEALS

Johnson reported on the variance request from the Harbor Bar on River Street.

#### SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE

Lakos reported on:

1. The window replacement request for the Peralta building is still unsettled, but that the committee did approve cementing in the sub ground level windows.
2. Lewis' deck replacement project was discussed.
3. Signage for Treb Patane's "Old Bailey" restaurant was reviewed. A request to request to light it with low voltage fixtures in a trough was denied.

#### TRAINING REPORT-

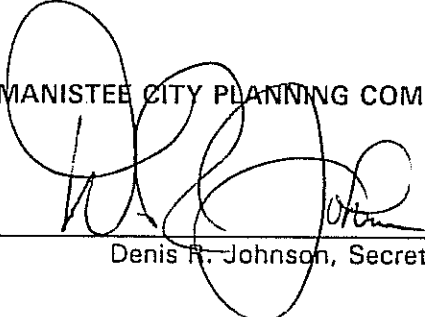
Lakos distributed copies of his report on the advanced training workshop that he attended on behalf of the Commission.

#### ADJOURNMENT

There being no further business, it was moved by Franckowiak, supported by Lakos, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 8:06 p.m.

MANISTEE CITY PLANNING COMMISSION



---

Denis R. Johnson, Secretary